

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 13, 1970

Appeal No. 10379 Henry J. Tasca, et us, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of May 19, 1970.

EFFECTIVE DATE OF ORDER - March 8, 1971

ORDERED:

That the appeal for permission to establish a language school, library, club and accessory offices for Alliance Francaise de Washington at 2124 Wyoming Avenue, NW., Lot 203, Square 2528, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-3 District.
2. The subject property is improved with a three (3) story building which was formerly used as a private residence. The subject property is now vacant.
3. Appellant proposes to establish a language school, library, club and accessory offices for Alliance Francaise de Washington.
4. Appellant proposes to use the third floor of the subject building as living quarters for the caretaker and his family, with the remaining portion being used for educational purposes.
5. At present, the number of classes held per day varies from 2 to 4 with a maximum of 2 classes being held at any one time. Class size is limited to 12 students. Classes are offered Monday through Thursday. Class hours are 10:30 a.m. to noon, 1:30 p.m. to 3:00 p.m. and 6:00 p.m. to 7:30 p.m. A substantial portion of the students use public transportation or taxis to attend classes. The present administrative and teaching staff consists of approximately 3 persons.

Appeal No. 10379  
March 8, 1971  
PAGE 2

6. The Zoning Regulations require four (4) parking spaces. Applicant proposes to provide two (2) parking spaces and has requested a waiver as to the remaining two (2) parking spaces. Applicant bases his hardship in providing the required number of spaces on the size and shape of the subject lot.

7. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the use of the subject premises as a school is not likely to become objectionable to the neighboring property because of noise, traffic, number of students or other objectionable conditions.

We are also of the opinion that appellants have proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner. Appellants' property is such that the required parking spaces cannot be provided on the site. The denial of this requested relief would prevent a reasonable use of the property.

The requested relief can, in our view, be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_

  
PATRICK E. KELLY  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS ~~VALID~~ FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.